

26 June 2025

Delivered Electronically

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Our Ref: JADM300

Dear Sir/Madam

68-70 OLDHAM STREET MANCHESTER M4 1LF

APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION 134953/FO/2022 PURSUANT TO SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990

Please find enclosed on behalf of our client, Jadebricks Manchester Limited (the applicant), an application under Section 96A of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") to alter the wording of existing conditions associated with Full Planning Permission 134953/FO/2022 granted on the 6th February 2023 at 68-70 Oldham Street Manchester, M4 1LF (the site) for the development listed below:

'Partial demolition of existing buildings (68-70 Oldham Street) (retention of facades to both 68 & 70 Oldham Street and internal floors of 68 Oldham Street), and erection of new 10 storey building (plus plant room) to incorporate retained elements, removal of roof and conversion of existing warehouse building (61 Spear Street) with 3 storey rooftop extension to create aparthotel (sui generis) and ground floor commercial uses (use class E)((a), (b), (c), (e) and (g) only.'

This application is supported by the following documents:

Updated Plans:

- 10338-SHP-A-B5D8-G200-PL-B1-001 P02 General Arrangements Plan - Level B1 – Basement.
- 10338-SHP-A-B5D8-G200-PL-00-001 P04 General Arrangements Plan - Level 00 - Ground Floor.

New Plans:

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

- “Description of Initial Works” (ref. 1812-OSH-DP2-A180-RP-XX-9015 rev P01).
- 10338-SHP-A-B5D8-JC20-PL-00-001 P01 Demolition Plan Ground Floor
- 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works.
- 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 General Arrangements Basement - Initial Works.
- 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 General Arrangements Ground Floor - Initial Works.
- Programme Overview dated 26 June 2025.

Purpose of the Application

Section 96A of the 1990 Act permits a Local Planning Authority (LPA) to make a change to any planning permission if they are satisfied that the change is non-material. Subsection (3) (a) and (b) of the 1990 Act allows an LPA to impose new conditions and remove or alter existing conditions.

This Non-Material Amendment (NMA) application (submitted under Section 96A) seeks the re-wording of several conditions to facilitate the phased delivery of the scheme.

It is the intention to undertake a material operation on site (‘Initial Works’) in accordance with Section 56 (4) (a) of the 1990 Act, before then returning to the development to complete the development (‘Main Phase Works’).

The ‘Initial Works’ will comprise the construction of an internal supporting column which is required to facilitate the erection of the building. The Initial Works constitute a material operation and will enable the implementation of the planning permission.

A detailed description of the Initial Works is provided in the accompanying document titled ‘Description of Initial Works’(ref. 1812-OSH-DP2-A180-RP-XX-9015 rev P01) and illustrated in the accompanying plans:

- Drawing Number: -SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works.
- Drawing Number: 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works.
- Drawing Number: 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works.

The Initial Works and remaining ‘Main Phase Works’¹ will continue to be subject to compliance and discharge of the altered and remaining conditions. If this NMA application is approved, the following pre-commencement planning conditions will require discharging prior to the Initial Works commencing on site:

- Condition 4(a) Site Investigation and Remediation
- Condition 5 Construction Management Plan
- Condition 8 Written Scheme of Investigation

¹ The “Main Phase Works” comprises the remaining works granted planning permission under Full Planning Permission 134953/FO/2022 following the completion of the Initial Works.

- Condition 41 Scaffolding Methodology
- Condition 42 (a) and (b) Façade Details

In addition to the Initial Works, works will be undertaken to the façade of the building (“Façade Works”) to help improve the street scene in the interim period until the Main Phase Works are undertaken. The scope of this work is subject to a separate agreement with the LPA.

Proposed Changes

The changes sought to the existing planning conditions to facilitate the undertaking of the Initial Works are set out in bold in **Table 1** below:

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Table 1: Proposed Changes to Planning Conditions of Full Planning Permission 134953/FO/2022

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
2 – Approved Documents / Plans	The development hereby approved shall be carried out in accordance with the following drawings and documents: [...] (c) Dwgs 10338-SHP-A-B5D8-G200-PL-B1-001 P01 General Arrangements Plan - Level B1 - Basement, 10338-SHP-A-B5D8-G200-PL-00-001 P03 General Arrangements Plan - Level 00 - Ground Floor, 10338-SHP-A-B5D8-G200-PL-01-001 P01 General Arrangements Plan - Level 01-02, 10338-SHP-A-B5D8-G200-PL-03-001 P01 General Arrangements Plan - Level 03, 10338-SHP-A-B5D8-G200-PL-04-001 P02 General Arrangements Plan - Level 04-05, 10338-SHP-A-B5D8-G200-PL-06-001 P02 General Arrangements Plan - Level 06 and 10338-SHP-A-B5D8-G200-PL-07-001 P02 General Arrangements Plan - Level 07-09;	The development hereby approved shall be carried out in accordance with the following drawings and documents: [...] (b) Initial Works and Main Phase Works as set out within Programme Overview and dwgs 10338-SHP-A-B5D8-JC20-PL-00-001 P01 Demolition Plan Ground Floor; 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works. ~~(b)~~ (c) Dwgs 10338-SHP-A-B5D8-G200-PL-B1-001 P01~~12~~ General Arrangements Plan - Level B1 - Basement, 10338-SHP-A-B5D8-G200-PL-00-001 P03~~34~~ General Arrangements Plan - Level 00 - Ground Floor, 10338-SHP-A-B5D8-G200-PL-01-001 P01 General Arrangements Plan - Level 01-02, 10338-SHP-A-B5D8-G200-PL-03-001 P01 General Arrangements Plan - Level 03, 10338-SHP-A-B5D8-G200-PL-04-001 P02 General Arrangements Plan - Level 04-05, 10338-SHP-A-B5D8-G200-PL-06-001 P02 General Arrangements Plan - Level 06 and 10338-SHP-A-B5D8-G200-PL-07-001 P02 General Arrangements Plan - Level 07-09;

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
3(a) – Materials	Notwithstanding the details submitted with the application, prior to the commencement of development other than demolition the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: • hand sized samples and specifications of all materials to be used on all external elevations; • drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and • a programme for the production of the full sized sample panels and strategy for quality control management; and The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.	Notwithstanding the details submitted with the application, prior to the commencement of development other than demolition and the initial works as shown on approved plans 10338-SHP-A-B5D8-JC20-PL-00-001 P01 Demolition Plan Ground Floor; 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: • hand sized samples and specifications of all materials to be used on all external elevations; • drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and • a programme for the production of the full sized sample panels and strategy for quality control management; and The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.
3(b) – Materials	Prior to above ground development, submission of a Construction Environmental Management Plan (CEMP) - Circular Economy	Prior to above ground development, with the exception of the initial works as shown on approved plans 10338-SHP-A-B5D8-JC20-PL-00-

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
	Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the Caldwell bpp.energy Embodied Carbon Statement Version: V1.0: 24/11/2022.	001 P01 Demolition Plan Ground Floor; 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works , a Construction Environmental Management Plan (CEMP) - Circular Economy Statement (Materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The Plan shall include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the Caldwell bpp.energy Embodied Carbon Statement Version: V1.0: 24/11/2022.
4(a) – Site Investigation and Remediation	Notwithstanding the Phase 1 Desk Study by Solmek, 1 August 2022, S220723, 68-70 Oldham Street & 61 Spear Street, Manchester stamped as received on 14-09-22 prior to the commencement of the development other than demolition the following information should be submitted for approval in writing by the City Council, as Local Planning Authority: - Updated final risk assessment/ ground investigation; and - Remediation Strategy.	Notwithstanding the Phase 1 Desk Study by Solmek, 1 August 2022, S220723, 68-70 Oldham Street & 61 Spear Street, Manchester stamped as received on 14-09-22, prior to the Initial Works commencing (as shown on approved plans 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) , the following information should be submitted for

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
	In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development other than demolition shall not commence in the identified areas until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.	approval in writing by the City Council, as Local Planning Authority specific to the initial works: 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works), the following information should be submitted for approval in writing by the City Council, as Local Planning Authority specific to the initial works: • Updated final risk assessment/ ground investigation; and • Remediation Strategy. Notwithstanding the Phase 1 Desk Study by Solmek, 1 August 2022, S220723, 68-70 Oldham Street & 61 Spear Street, Manchester stamped as received on 14-09-22, prior to the commencement of the Main Phase Works other than demolition, the following information should be submitted for approval in writing by the City Council, as Local Planning Authority: • Updated final risk assessment/ ground investigation; and • Remediation Strategy.

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
		In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development other than demolition shall not commence in the identified areas until a scheme for the investigation of the site, and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site, identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.
5 – Construction Management Plan	Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include; • Display of an emergency contact number; • Arrangements that no noisy work shall commence before 08:30 • Details of Wheel Washing; o Dust suppression measures;	Prior to the initial works commencing (as shown on approved plans 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works), a detailed construction management plan outlining working practices during the initial works should be submitted for approval in writing by the City Council, as Local Planning Authority specific to the initial works.

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
	• Compound locations where relevant; • Location, removal and recycling of waste; • Routing strategy and swept path analysis; • Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plan.	Prior to the Main Phase Works, a detailed construction management plan outlining working practices during the remainder of the development shall be submitted for approval in writing by the local planning authority, which should include; • Display of an emergency contact number; • Arrangements that no noisy work shall commence before 08:30 • Details of Wheel Washing; o Dust suppression measures; • Compound locations where relevant; • Location, removal and recycling of waste; • Routing strategy and swept path analysis; • Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

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		The development shall be carried out in accordance with the approved construction management plan.
6 – Demolition Contract	The demolition hereby permitted, shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.	The demolition hereby permitted, with the exception of the initial works as shown on approved plans 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works , shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.
9 – Surface Water Drainage Scheme	Notwithstanding the details as set out within condition 2 no development shall take place until details of the surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. This shall include: - Finalised drainage layout showing all components, levels and connectivity. - Finished floor levels and flood resistance/resilience measures shall be set in accordance with No 3 Circle	Notwithstanding the details as set out within condition 2, no development, with the exception of the initial works as shown on approved plans 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works , shall take place until details of the surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. This shall include:

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
	Square, Manchester Flood Risk Assessment and Drainage Strategy (Curtins Ref: CS3-CUR-03-XX-RP-D-92000 Revision: V02 Issue Date: 01 July 2022). Evidence shall be presented of retention through to final design. • A Flood Emergency Plan covering the points recommended in No 3 Circle Square, Manchester Flood Risk Assessment and Drainage Strategy (Curtins Ref: CS3-CUR-03-XX-RP-D-92000 Revision: V02 Issue Date: 01 July 2022). • Evidence that the drainage system has been designed to the restricted flow rates previously approved, which shall present evidence of previous approvals. • Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building; • Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage	• ~~Finalised drainage layout showing all components, levels and connectivity.~~ • ~~Finished floor levels and flood resistance/resilience measures shall be set in accordance with No 3 Circle Square, Manchester Flood Risk Assessment and Drainage Strategy (Curtins Ref: CS3-CUR-03-XX-RP-D-92000 Revision: V02 Issue Date: 01 July 2022). Evidence shall be presented of retention through to final design.~~ • ~~A Flood Emergency Plan covering the points recommended in No 3 Circle Square, Manchester Flood Risk Assessment and Drainage Strategy (Curtins Ref: CS3-CUR-03-XX-RP-D-92000 Revision: V02 Issue Date: 01 July 2022).~~ • ~~Evidence that the drainage system has been designed to the restricted flow rates previously approved, which shall present evidence of previous approvals.~~ • ~~Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;~~

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
	system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. - For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required. - Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved. - Hydraulic calculation of the proposed drainage system; - Construction details of flow control and SuDS elements. The approved details shall be implemented as part of the development.	~~Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.~~ ~~For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.~~ ~~Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.~~ ~~Hydraulic calculation of the proposed drainage system;~~ ~~Construction details of flow control and SuDS elements.~~ Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
		compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area; • Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment; • Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building; • Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. • Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
		system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. • Hydraulic calculation of the proposed drainage system; • Construction details of flow control and SuDS elements.
18(a) – Local Benefit Proposal	Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: • the measures proposed to recruit local people including apprenticeships • mechanisms for the implementation and delivery of the Local Benefit Proposal	~~Prior to the commencement of the development~~ works other than the initial works as shown on approved plans 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: • the measures proposed to recruit local people including apprenticeships

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
	measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives	- mechanisms for the implementation and delivery of the Local Benefit Proposal - measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives
39 – Programme	Notwithstanding the documents detailed in condition 2, prior to the commencement of development a programme for submission of final details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted. a) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries; b) Details of measures to create potential opportunities to enhance and create new biodiversity within the site to include bat boxes and bird boxes; c) Details of the blue roof at level 6 facing Oldham Street and green/blue roof at level 7 on the extended warehouse; and	Notwithstanding the documents detailed in condition 2, prior to the commencement of development with the exception of the initial works as shown on approved plans 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works, a programme for submission of final details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted. a) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries;

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
	d) Details of wind mitigation measures on the 6th floor roof terrace. The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.	b) Details of measures to create potential opportunities to enhance and create new biodiversity within the site to include bat boxes and bird boxes; c) Details of the blue roof at level 6 facing Oldham Street and green/blue roof at level 7 on the extended warehouse; and d) Details of wind mitigation measures on the 6th floor roof terrace. The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.
42 – Retained Elements	Notwithstanding the details as set out in condition 2 above and no development other than demolition shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority: a) Full survey / investigation /reinstatement and repair strategy and details / methodology for façade reinstatement; b) Details of how windows would be repaired and reinstated; c) Details of the proposed method of external cleaning; d) Interface details between new and retained elements.	Notwithstanding the details as set out in condition 2 above no development other than demolition shall commence unless the following has been submitted to and approved in writing by the City Council as Local Planning Authority: a. Full heritage and conditions survey / report detailing the existing condition of the façade. b. Schedule and programme of works to be undertaken prior to the Main Phase Works. Notwithstanding the details as set out in condition 2 above the Main Phase Works shall not commence unless and until final details (including where appropriate specification and method

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
	e) Specification and methodology for paint removal, pointing and any replacement brickwork; f) Removal of the non-original concrete finish reinstatement of former entrances on Spear Street; and g) Full decoration / finishes of all retained external facades.	statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority: c. Full survey / investigation /reinstatement and repair strategy and details / methodology for façade reinstatement. d. Details of how windows would be repaired and reinstated; e. Details of the proposed method of external cleaning; f. Interface details between new and retained elements. g. Specification and methodology for paint removal, pointing and any replacement brickwork; h. Removal of the non-original concrete finish reinstatement of former entrances on Spear Street; and Full decoration / finishes of all retained external facades.
43 – New and Retained Elements	Notwithstanding the details as set out in condition 2 above and no development shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority: a) Interface details between new and retained elements.	Notwithstanding the details as set out in condition 2 above, ~~and~~ no development, with the exception of the initial works as shown on approved plans 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works, shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority:

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
		a) Interface details between new and retained elements.
44(a) – Noise Scheme for Acoustic Insulation	Notwithstanding the details submitted (particularly the "68-70 Oldham Street, 61 Spear Street, Manchester Noise Impact Assessment" dated 01-09-09, stamped as received by the Council on 14-09-22, and the "Project Technical Memorandum" by Hann Tucker Associates, dated 19-12-22), before the development commences, other than demolition, a final scheme for acoustically insulating the development hereby permitted against any actual or potential sources of noise from: - any commercial/industrial premises in the vicinity of the development (including in particular entertainment noise from the lawful operation of The Castle Hotel and Gulliver's) - the local traffic network; - any mechanical ventilation system installed as part of the development; and - noise transfer from the bar area to rooms; shall be submitted to the City Council as local planning authority in writing for its written approval ("the final scheme"). The final scheme shall:	Notwithstanding the details submitted (particularly the "68-70 Oldham Street, 61 Spear Street, Manchester Noise Impact Assessment" dated 01-09-09, stamped as received by the Council on 14-09-22, and the "Project Technical Memorandum" by Hann Tucker Associates, dated 19-12-22), before the development commences, other than demolition, and with the exception of the initial works as shown on approved plans 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works; 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works, a final scheme for acoustically insulating the development hereby permitted against any actual or potential sources of noise from: - any commercial/industrial premises in the vicinity of the development (including in particular entertainment noise from the lawful operation of The Castle Hotel and Gulliver's) - the local traffic network; - any mechanical ventilation system installed as part of the development; and - noise transfer from the bar area to rooms;

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

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	i. Be informed by and follow the general principles contained in the "68-70 Oldham Street, 61 Spear Street, Manchester Noise Impact Assessment" dated 01-09-09, stamped as received by the Council on 14-09-22, and the "Project Technical Memorandum" by Hann Tucker Associates dated 19-12-22, and mitigation may therefore comprise: - o Independent wall linings to structurally connected adjacencies. - o Raised acoustic flooring and "box-in-box" construction to the worst affected Level 01-02 adjacencies. - o Raised acoustic floor finish or appropriate structural isolation to rooms within new structure. ii. Be informed by noise survey data (which shall be submitted to the Council with the final scheme), which shall include measurements taken during a rush-hour period and night time, as well as during entertainment events hosted in the Castle Hotel, in order to determine the appropriate sound insulation measures necessary. iii. Demonstrate how the acoustic insulation proposed in the final scheme will achieve the following noise criteria in all aparthotel units hereby permitted:	shall be submitted to the City Council as local planning authority in writing for its written approval ("the final scheme"). The final scheme shall: i. Be informed by and follow the general principles contained in the "68-70 Oldham Street, 61 Spear Street, Manchester Noise Impact Assessment" dated 01-09-09, stamped as received by the Council on 14-09-22, and the "Project Technical Memorandum" by Hann Tucker Associates dated 19-12-22, and mitigation may therefore comprise: - o Independent wall linings to structurally connected adjacencies. - o Raised acoustic flooring and "box-in-box" construction to the worst affected Level 01-02 adjacencies. - o Raised acoustic floor finish or appropriate structural isolation to rooms within new structure. ii. Be informed by noise survey data (which shall be submitted to the Council with the final scheme), which shall include measurements taken during a rush-hour period and night time, as well as during entertainment events hosted in the Castle Hotel, in order to determine the appropriate sound insulation measures necessary.

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
	○ Bedrooms/rooms for overnight accommodation (night time - 23.00 - 07.00): 30 dB LAeq,8hour and individual noise events shall not exceed 45 dB LAmx,F by more than 15 times. ○ Living rooms (daytime - 07.00 - 23.00) 35 dB LAeq,16hour ○ Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in bedrooms/rooms for overnight accommodation) 47dB and 41dB (Leq,5min), respectively. The limit for the other frequencies should be based on achieving (in bedrooms/rooms for overnight accommodation) NR15 Leq,5min (both daytime and night-time).	iii. Demonstrate how the acoustic insulation proposed in the final scheme will achieve the following noise criteria in all aparthotel units hereby permitted: ○ Bedrooms/rooms for overnight accommodation (night time - 23.00 - 07.00): 30 dB LAeq,8hour and individual noise events shall not exceed 45 dB LAmx,F by more than 15 times. ○ Living rooms (daytime - 07.00 - 23.00) 35 dB LAeq,16hour ○ Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in bedrooms/rooms for overnight accommodation) 47dB and 41dB (Leq,5min), respectively. The limit for the other frequencies should be based on achieving (in bedrooms/rooms for overnight accommodation) NR15 Leq,5min (both daytime and night-time).
iv.	Include details of a method for inspection and/or monitoring by the Council of the installation of the proposed acoustic insulation, to ensure it is installed in accordance with the approved final scheme.	
v.	include details of the sound testing and any other steps which will be taken to ascertain whether the acoustic	iv. Include details of a method for inspection and/or monitoring by the Council of the installation of the proposed acoustic

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Condition Number and Theme	Condition Wording	Proposed Revised Wording subject to NMA Application
	insulation installed/implemented in accordance with the final scheme have achieved compliance with the criteria set out in this part (a) of this condition, and which will form part of the verification report referred to below. It is expected that 10% of the rooms between Levels 1-5 will be tested post completion to demonstrate that the above criteria will be met. This would include select bedrooms with structural adjacencies, and other bedrooms at different heights and on different facades up to Level 5. The development shall thereafter proceed in accordance with the approved final scheme and shall be completed before any of the aparthotel accommodation units hereby permitted are occupied.	insulation, to ensure it is installed in accordance with the approved final scheme. v. include details of the sound testing and any other steps which will be taken to ascertain whether the acoustic insulation installed/implemented in accordance with the final scheme have achieved compliance with the criteria set out in this part (a) of this condition, and which will form part of the verification report referred to below. It is expected that 10% of the rooms between Levels 1-5 will be tested post completion to demonstrate that the above criteria will be met. This would include select bedrooms with structural adjacencies, and other bedrooms at different heights and on different facades up to Level 5. The development shall thereafter proceed in accordance with the approved final scheme and shall be completed before any of the aparthotel accommodation units hereby permitted are occupied.
45 - Programme	n/a	Proposed new condition The Main Phase Works shall have begun by 6 February 2031 (and evidence provided to the reasonable satisfaction of the LPA) .

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

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		Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy and to ensure that the development is fully implemented within a defined timescale which allows for the particular site constraints associated with this site.

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

Consideration of the Application

In accordance with the Planning Practice Guidance, there is no statutory definition of 'non-material'². This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The LPA must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990.

The proposed amendments do not alter the overall principle of the development, and as such, it is deemed this proposal is capable of being dealt with via a non-material amendment pursuant to Section 96A of the Town and Country Planning Act 1990.

I trust you will find the enclosed to be in order, however, should you have any queries in respect to this submission or require any additional information to inform your consideration of this application, please do not hesitate to contact me.

Yours sincerely



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Planner

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS